



AGENDA

City of Flagstaff

HERITAGE PRESERVATION COMMISSION

4:00 PM – Wednesday, October 16, 2019

Flagstaff City Hall, **Council Chambers**, 211 W. Aspen Avenue



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop 928-213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Heritage Preservation Commission and to the general public that, at this meeting, the Heritage Preservation Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER

COMMISSION MEMBERS:

David Hayward, Chair,
Jonathan Day, Vice Chair,
Charlie Webber
Jerry McLaughlin
Emily Dale
Jill Hough
Caitlin Kelly

CITY STAFF:

Sara Dechter, Staff Liaison
Becky Cardiff, Recording Secretary

I. PRELIMINARY GENERAL BUSINESS

1. PUBLIC COMMENT

- a. (At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)*

2. ANNOUNCEMENTS

- a. (Reconsiderations, Changes to the Agenda, and other Preliminary Announcements)*

3. APPROVAL of MINUTES.

- a. Regular meeting of September 16, 2019.

II. NEW BUSINESS:

1. Certificate of No Effect and Appropriateness – Monte Vista Hotel Master Plan

Address: 100 N San Francisco St.
Assessor's Parcel Number: 101-19-005
Property Owner: Craven Enterprises LLC
Applicant: Karl Eberhard
City Staff: Alaxandra Pucciarelli, Current Planning Manager
REQUESTED ACTION: Approval of a Certificate of No Effect and a Certificate of Appropriateness

100 N San Francisco St is the Monte Vista Hotel is a key historic resource in Downtown Flagstaff. The property owner is proposing improvements and expansion in three phases. The first phase has already been approved by the Heritage Preservation Commission. This application requests certificates for Phases 2 and 3.

RECOMMENDED ACTION: Staff recommends approval of Certificate of No Effect for Phase 2 with conditions and Approval of a Certificate of Appropriateness for Phase 3 with the conditions, including that Phase 3 be resubmitted to the Commission for a second review between the first site plan submittal and the final site plan approval.

2. Cultural Resource Study Phase I and II – 400 block of S. San Francisco St.

Address: 403 to 431 S. San Francisco St.
Assessor's Parcel Number: 103-15-0023, 103-15-0024, 103-15-0025, 103-15-0026
Property Owner: Northgate Holdings LLC
Applicant: Northgate Holdings LLC
City Staff: Sara Dechter, Interim HPO
REQUESTED ACTION: Approval of Phase I and II Cultural Resource Study

The applicant has prepared a combined Phase I and Phase II Cultural Resource Studies for 403, to 431 S. San Francisco St. Northgate Holdings LLC is proposing to demolish seven standing structures and to construct a five-story mixed use development. 413 and 415 S San Francisco were previously determined to be contributing structures to the Southside National Historic District.

RECOMMENDED ACTION: Staff does not have a recommended action for this item. The Heritage Preservation Commission may: (1) Approve the Cultural Resource Study (2) Approve the Cultural Resource Study with conditions related to additional resources or (3) Require a Phase II be completed for additional buildings on the property that are greater than 50 years old.

3. Grant Application – E. A. Silker House

Address: 602 N Leroux St.
Assessor's Parcel Number: 101-08-0012
Property Owner: Joshua and Valerie Cross
Applicant: Joshua and Valerie Cross
City Staff: Sara Dechter, Interim HPO
REQUESTED ACTION: Approval of Grant Application

The E.A. Silker house was constructed in 1914 and is a contributing property in the North End National Register Historic District. The owner of 602 N. Leroux St has applied for a Historic Facades and Signs Grant to evaluate and stabilize the foundation of the single-family home and to fund restoration of woodwork, window frames and eaves. The property owner is not proposing any significant changes to the exterior.

RECOMMENDED ACTION: Staff recommends approval of the grant application.

III. REPORTS:

1. Review of Administrative Approvals:

- i. PZ-19-00202 – 2222 E CEDAR AVE, Flagstaff, AZ 86004 – CRS Letter Report, Approved 10/8/19, Findings: The building is not significant under any criteria or theme. Therefore, alterations to the exterior façade will not impact any historic resources.

IV. DISCUSSION ITEMS:

1. 10 E Fine St. – Accessory Building to E.A. Silker House – The property owner of 602 N Leroux St and 10 E Fine (APN 101-08-012) would like to know if these two buildings are both eligible for a Historic Facades and Signs Grant as they are addressed and inventoried separately though they are located on the same lot.

V. ANNOUNCEMENTS

(Informal Announcements, Future Agenda Items, and Next Meeting Date)

- a. Next Regularly Scheduled Meeting: November 20, 2019

VI. ADJOURNMENT